

**Town of Dublin
Council Meeting
November 18, 2021**

The Town of Dublin held its monthly meeting on Thursday, November 18, 2021 at 7:00 p.m., in council chambers. Present: Mayor Benny Skeens. Council members present: Vice-Mayor Steve Crigger, Dallas Cox, Debbie Hager, Edith Hampton, Debbie Lyons and Wayne Seagle. Others present: Clerk of Council and Town Manager Tyler Kirkner, Town Attorney Samuel Campbell, Police Chief Dennis Lambert, Investigator Wayne David, Officer Scott Isom, Superintendent of Utilities Darrin Cullip, Treasurer Rebecca Wright and Administrative Assistant Deanna Marshall.

Call to Order

Mayor Skeens welcomed everyone and called the meeting to order. Mayor Skeens asked Wayne Seagle to come up front to be sworn in.

Pledge of Allegiance

Dallas Cox led everyone in the Pledge of Allegiance.

Minutes-October 21, 2021

Mayor Skeens asked if there were any corrections, deletions or additions to the October 21, 2021 minutes. Steve Crigger made a motion to approve the minutes. Debbie Lyons seconded.

Roll call:

Debbie Lyons Yes

Steve Crigger Yes

Dallas Cox Yes

Debbie Hager Yes

Edith Hampton Yes

Wayne Seagle Yes

All were in favor.

Reports of Officials

Darrin Cullip stated council has the new work order monthly activities sheet which list hours and task assigned to employees that have been completed for that month except for the

interested in talking with the town to possibly get a new garbage truck. The Utility Department has been working on waterlines in the Industrial Park and will be running another 700 to 800 feet of 6-inch waterline. Mr. Kirkner stated the town received the first run of mapping for waterlines, meters and valves from Draper Aden today. They will be adding to the base-line as we determine additional information about our system. This project is being supported by ARPA funding. Mr. Cullip stated the town has paved Oakwood Avenue and the cross over at Hardee's. utilizing our VDOT Maintenance funding. Steve Crigger asked, "Who's doing the paving for us?" Mr. Cullip stated Chuck Weatherman out of Staunton, Virginia.

Rebecca Wright stated the Real Estate and Personal Property Taxes are out and due December 6th.

Investigator Wayne David stated the Department held a "Drug Take Back" at Martin's Pharmacy and received 100 pounds. Halloween went well in the town and was successful. Investigator David introduced the Department's new officer Scott Isom who came from Radford University with 17 years' experience as supervisor. Steve Crigger stated the Fire Department has responded to a lot of calls and wrecks recently.

Committee Reports

Debbie Lyons stated REMSI which is now Pulaski County Public Safety has moved from the Fairlawn location to the Pulaski County Administration Building. Joe Trigg is the Director of Emergency Management. There is an ambulance on order but due to COVID and manufacturing it will not be received until 2022. Dallas Cox stated Bob Adkins with the Airport has been in the hospital for 2-3 months. Mayor Skeens stated he was asked to speak at the Fall Prevention Center for Veterans Day. There were several veterans in attendance.

New Business

Resolution to accept "Terms of Renewal" for Current Town Center/Municipal Building PNC Bank Commercial Loan

Sam Campbell stated this was a tax-exempt bond issue from 2014. Our loan has come due on our Town Center property and PNC Bank quoted a renewal rate of 3.89%. In our current interest environment (for a tax-exempt bond loan), the interest rate should not exceed 1%. The payoff amount is \$313,000 and we currently have \$313,000 available to satisfy this loan. Mr. Campbell recommended the Town pay the bond off tomorrow, November 19, 2021 because PNC gave a deadline of tomorrow to renew and this action will eliminate the risk of being declared in default or being assessed late charges.

Mr. Campbell stated he had spoken to National Bank and they will loan the town \$315,000+ on a Real Estate Secured Loan at 2.65%. The loan will serve as a line of credit loan with the only upfront costs being for closing. Currently, the town is paying PNC over \$6,000 a month in principal and interest payments and the new term would be 5-years. The NBB loan at 2.65% on \$315,000 is being offered on a 10-year term fixed rate, no balloon; and the payment would be under \$3,000 a month. Debbie Lyons asked, "Is the PNC a variable rate?" Mr. Campbell stated it was not a variable rate but it was a fixed rate for the balance of term. The balloon feature is the opportunity for the lender to adjust the interest rate during the term of the loan. When the loan "balloons" you have three choices; pay it off, renew or refinance. Refinancing on a bond issue is not cost effective. As discussed earlier, the \$313,000 pay-off will come out of reserve funds and if the reserves are needed or to be put back quickly, NBB will give the Town a bridge loan. A 60-day unsecured loan of \$315,000 plus or minus depending on our need. Steve Crigger made a motion to pay this off in its entirety tomorrow out of town reserves. He also made a motion that we take the monthly amount currently paid and obligate ourselves to that amount in the form of added reserve requirements to our budgets. His intent is to pay ourselves and replenish our reserves made in the lump sum pay-off.

Edith Hampton seconded.

Roll call:

Debbie Lyons Yes

Steve Crigger Yes

Dallas Cox Yes

Debbie Hager Yes

Edith Hampton Yes

Wayne Seagle Yes

All were in favor.

Budget Report

Contracts in Progress (CIP)		Adjusted					
Month Reporting		General Fund		Enterprise Fund		Total Ent Revenue	
31-Oct-21		Revenue	Expenditures	Revenue	Expenditures	3,121,491	
October	budget	1,916,215	1,916,215	3,121,491	3,121,491	1,340,471	4,461,962
		381,680	389,644	1,167,054	1,125,082	Revenue to date	
		20%	20%	37%	36.04%	2,507,525	Aug Tot
		17%	17%	33%	33.00%	1,340,471	minus
		-3%	-3%	-4%	-3%	1,167,054	adjusted
		Below Rev..	Below Exp..	Above Rev.	Above Exp.		

Mr. Kirkner stated he and Mayor Skeens had talked and decided to consolidate the Utility Shop located on Bagging Plant Road. The shop will be moving to Warehouse #207 at the Industrial Park. As a minimum, the rent for the existing Utility building should be approximately \$24,000 per year. The \$100,000 maximum that will be put into Building #207 is ARPA eligible.

Mr. Kirkner stated that the Council had been informed of the interest in approximately one acre of our property located at the corner of Bagging Plant Rd. and Old Rt 11. Mr. Cory Hubbard has now expressed interest in the balance of the Town's property on the same side of Bagging Plant rd. Mr. Kirker stated the Town could potentially sell the total acreage of (approximately 9.4 acres) to Mr. Hubbard pending a public hearing and negotiations by the Town Manager. Mayor Skeens stated a portion of the property in question has been rented to Roger Bane and he will have first option on purchasing the property. Edith Hampton made a motion to give Tye Kirkner the okay to look at selling/renting both pieces of property. Dallas Cox seconded.

Roll call:

Debbie Lyons Yes

Steve Crigger Yes

Dallas Cox Yes

Debbie Hager Yes

Edith Hampton Yes

Wayne Seagle Yes

All were in favor.

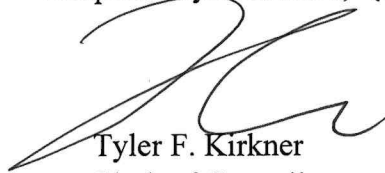
Things "Well done" by staff and departments

Mr. Kirkner stated the well done went to Fire Marshal, Robbie Cecil and Assistant Treasurer Kim Dalton.

Public Comment

There were no public comments. Mayor Skeens adjourned the meeting.

Respectfully submitted, ✓



Tyler F. Kirkner
Clerk of Council